

**MARKED AGENDA
ZONING REVIEW BOARD
FEBRUARY 12, 2015**

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

NEW CASES

1. **Z-14-77-** An Ordinance by Councilmember Howard Shook to amend Section 16-28a.010(13) of the City of Atlanta Sign Ordinance governing signs in the Buckhead/Lenox Special Public Interest District (SPI-12) to allow greater flexibility for the placement of building signature signs for unified developments where multiple buildings could support such signs; and for other purposes.
STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
2. **Z-14-78-** An Ordinance by Councilmember Howard Shook to amend Section 16-28a.010(13) of the City of Atlanta Sign ordinance governing signs in the Buckhead/Lenox Special Public Interest District (SPI-12) by adding a new subsection (i) so as to provide additional flexibility for signage in regional shopping center developments in SPI-12 by permitting building business identification signs in such centers or on a property immediately adjacent to a such centers to be located on buildings abutting the public right-of-way; and for other purposes.
STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
3. **Z-14-62-** An Ordinance to rezone from the RG-2 (Residential General Sector 2) District to the RG-3 (Residential General Sector 3) District, property located at **3713, 3715, AND 3717 PEACHTREE ROAD, N.E.**, approximately 200 feet on the southeasterly side of Peachtree Road beginning approximately 101 feet from the southwest corner of Roxboro Road. Depth: varies. Area: approximately 1.29 acres. Land Lot 10, 17th Fulton County, Georgia.
OWNER: 3715 PEACHTREET, LLC AND HT 333 HIGHLAND, LLC
APPLICANT: AOB LLC BY ROBERT ZOECKLER, ESQ.
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
4. **Z-14-74-** An Ordinance by Zoning Committee to rezone from the R-3 (Single Family Residential) to the C-1 (Community Business), property located **2620 BUFORD HIGHWAY, N.W.**, 156 feet on the west side of Buford Highway and approximately 300 feet east of the intersection of Lenox Road. The property is also bordered on the north by North Fork Peachtree Creek. Depth: varies. Area: approximately 1.613 acres. Land Lot 6, 17th District and Land Lot 154, 18th District, Dekalb County, Georgia
OWNER: KEN PROVOST
APPLICANT: JORDAN WILLIAMS
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2015
ZRB RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2015

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5. **Z-14-75** – An Ordinance by Zoning Committee to rezone from the R-3 (Single Family Residential) to the MR-2 (Multifamily Residential), property located **4707, 4715, 4723, 4731, 4739, 4749, 4755, AND 4765 WIEUCA ROAD N.W.**, fronting approximately 687 feet on the north side of Wieuca Road beginning approximately 373 feet west from the intersection of Wieuca Road and Roswell Road.. Depth: varies. Area: approximately 4.41 acres. Land Lot 95, 17th District Fulton County, Georgia.
OWNER: WAYNE C. WILSON/REVOCABLE LIVING TRUST OF VIVIAN J. WILSON/
ANDREW MIDDLETON/THOMAS CHAPMAN/MICHAEL G. COLES/
FRITZ HAMILTON/LISA ANN SEVERANCE/LOUIS WENITRAUB
APPLICANT: SOUTHEAST CAPITAL LAND, LLC
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 90-DAY DEFERRAL-MAY 2015
ZRB RECOMMENDATION: 90-DAY DEFERRAL-MAY 2015
6. **U-14-34**- An Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-05.005 (1) (d) for a Private Club, property located at **988 ALLOWAY PLACE, S.E.**, fronting approximately 385 feet on the east side of Alloway Place, S.E. and 250 feet on the south side of Ayr Place, S.E., and located at the southeast intersection of Alloway Place and Ayr Place. Depth: approximately varies. Area: 2.22 acres. Land Lot 10 , 14th District Fulton County, Georgia
OWNER: THE BURNS CLUB OF ATLANTA
APPLICANT: NORMAN A. KOPLON
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL
7. **U-14-35**- An Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-18R.005 (1)(3) (a) for a Greenhouse, property located at **566 WELLS STREET, S.W. (562 WELLS)** fronting approximate 505 feet on the west side of Humphries Street and approximately 350 on the south side of Morris Street at the southwest intersection of Humphries and Morris Street. Depth: varies. Area: 3.145 acres. Land Lot 85 , 14th District Fulton County, Georgia
OWNER: JEROME H. RUSSELL
APPLICANT: ALICIA PHILLIPS
NPU V COUNCIL DISTRICT 4
NPU RECOMMENDATION: DEFERRAL (MARCH)
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES

8. **Z-14-66-** An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MR-5A (Multifamily Residential) District, property located on **a portion of 490 BISHOP STREET, N.W. and a portion of 1299 NORTHSIDE DRIVE, N.W.,** fronting approximately 461 feet on the south side of 17th Street beginning approximately 672 feet from the southwest corner of Northside Drive. Depth: varies. Area: approximately 8.3 acres. Land Lot 148, 17th Fulton County, Georgia.
- OWNERS: STATE ROAD AND TOLLWAY AUTHORITY
/LU12 ATLANTA 17TH STREET, L.P.
- APPLICANT: FAIRFIELD RESIDENTIAL COMPANY, LLC.
- NPU E COUNCIL DISTRICT 8
- NPU RECOMMENDATION: DEFERRAL**
- STAFF RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2015**
- ZRB RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2015**

END OF AGENDA